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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



4 Infirmary Road, Dewsbury, WF13 2JG

For Sale Freehold Offers Over £375,000

Situated in Dewsbury superbly presented throughout is this four bedroom detached family home benefitting from well proportioned accommodation, off road parking and enclosed rear garden with summerhouse.

With AAA rated air conditioning system, all windows have internal blinds fitted to each pane of glass (warranty until 2028), Hik vision 8 camera CCTV system, Ring door bell and Nest smart smoke and carbon monoxide detectors, as well as Hive heating system controlling the heating, hot water and lights. The property briefly comprises of entrance hall, downstairs w.c., living room, dining room, kitchen and conservatory. The first floor landing leads to four bedrooms, with bedroom one boasting en suite shower facilities and the house bathroom/w.c. Outside to front, the garden is laid to lawn with tarmac driveway providing off road parking leading to the single integral garage. To the rear, the garden is lawned incorporating paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing. The rear garden features a summerhouse, which could be used for a variety of purposes.

The property is well placed to Dewsbury town centre and all the local shops and amenities it has to offer. Dewsbury train station is only a short distance away, as well as the M62 motorway for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly advised to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, doors leading to the downstairs w.c, kitchen and living room. Coving to the ceiling and central heating radiator.

W.C.

6'2" x 2'9" [1.88m x 0.85m]

LED ceiling spotlights, extractor fan, chrome ladder style radiator, UPVC double glazed frosted window to the side, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Fully tiled.

LIVING ROOM

11'4" x 14'4" [3.46m x 4.37m]

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling and opening leading to the dining room.



DINING ROOM

9'11" x 10'4" [3.03m x 3.16m]

Door to the kitchen, set of UPVC double glazed sliding doors leading to the conservatory, central heating radiator and coving to the ceiling.



CONSERVATORY

12'9" x 9'7" [3.91m x 2.94m]

Surrounded by UPVC double glazed windows, set of UPVC double glazed French doors leading to the rear garden, skylight and partial LED ceiling spotlights.



KITCHEN

11'9" x 12'8" [max] x 4'11" [min] [3.6m x 3.88m [max] x 1.52m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven with four ring gas hob with stainless steel extractor hood above, space and plumbing for an American style fridge freezer, dishwasher and washing machine. Baxi boiler is housed in here, access to downstairs storage cupboard, UPVC double glazed window and door leading to the rear garden, door to dining room and central heating radiator.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors leading to four bedrooms, the house bathroom and storage cupboard.

BEDROOM ONE

12'11" x 11'1" [max] x 8'5" [min] [3.95m x 3.4m [max] x 2.57m [min]]

UPVC double glazed window to the front, central heating radiator, door leading to en suite shower room and a set of fitted wardrobes and storage units.



EN SUITE SHOWER ROOM/W.C.

13'1" x 7'11" [4.0m x 2.42m]

UPVC double glazed frosted window to the side, chrome ladder style radiator, LED ceiling spotlights and extractor fan. Concealed low flush w.c. with bidet, ceramic wash basin built into storage unit and mixer tap, shower cubicle with overhead shower, shower head attachment and glass shower screen.

BEDROOM TWO

12'4" x 9'7" [max] x 3'4" [min] [3.78m x 2.94m [max] x 1.04m [min]]

UPVC double glazed window to the rear, central heating radiator and a set of fitted wardrobes.

BEDROOM THREE

7'9" x 10'2" [2.38m x 3.1m]

UPVC double glazed window to the front, central heating radiator and a set of fitted wardrobes with sliding partially mirrored doors.

BEDROOM FOUR

6'9" x 8'4" [2.08m x 2.56m]

UPVC double glazed window to the rear and central heating radiator.

OUTSIDE

To the front, the garden is mainly laid to lawn with tarmacadam driveway providing off road parking leading to the single integral garage with manual up and over door. To the rear, the garden is lawned incorporating paved patio area, perfect for outdoor dining and entertaining and a summerhouse with anthracite sliding doors and outside power socket, enclosed by timber fencing..



GARAGE

16'8" x 8'2" [5.09m x 2.51m]

Power, light, manual up and over door. Timber door.

PLANNING PERMISSION

Planning permission has been granted for a rear two story extension. [Ref: 2023/62/90011/E]

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.